



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

*Promoting the wise use of land
Helping build great communities*

MEETING DATE July 1, 2005	CONTACT/PHONE Murry Wilson (805) 788-2352	APPLICANT Timothy Ames	FILE NO. COAL 05-0070 SUB2004-00268
SUBJECT Request by Tim and Karen Ames for a Lot Line Adjustment to adjust the lot lines between two parcels of 5.07 and 5.76 acres each. The adjustment will result in two parcels of 5.48 and 5.35 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Rural land use category and is located at 275 Pacific Pine Drive, approximately 2 miles northeast of the community of Arroyo Grande. The site is in the San Luis Bay planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 05-0070 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 5 Categorical Exemption (pursuant to CEQA guidelines section 15305) is proposed for this project (ED04-518).			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 044-301-032, 044-301-033	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: None			
LAND USE ORDINANCE STANDARDS: None			
EXISTING USES: Residence, detached garage, nursery plants, livestock, greenhouse and associated structures			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural / Residence <i>South:</i> Residential Rural / Residence <i>East:</i> Residential Rural / Residence <i>West:</i> Residential Rural / Vacant			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: City of Arroyo Grande, Public Works, Environmental Health, Ag Commissioner, and CDF	
TOPOGRAPHY: Moderately sloping	VEGETATION: Oak woodland, chaparral
PROPOSED SERVICES: Water supply: Existing on-site well/shared well Sewage Disposal: Individual septic system Fire Protection: CDF/County Fire	ACCEPTANCE DATE: May 16, 2005

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
5.07	5.48
5.76	5.35

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to allow for the placement of a nursery barn in a location that will meet the applicable setbacks as well as locate the structure on the same project site as the other nursery facilities.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan and are more equal in size, staff has concluded that the adjustment is consistent with both state and local law.

COMMUNITY ADVISORY GROUP COMMENTS:

AGENCY REVIEW:

Public Works - Supports with no conditions

Environmental Health – No concerns at this time

Agriculture Department – Supports with no conditions

City of Arroyo Grande - No comments regarding the proposed Lot Line Adjustment

LEGAL LOT STATUS:

The two lots were legally created by a recorded map (C0 89-311) at a time when that was a legal method of creating lots.

Staff report prepared by Murry Wilson and reviewed by Mike Wulkan.

FINDINGS - EXHIBIT A

Lot Line Adjustment

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment will conform to the County's General Plan and zoning and building ordinances. The adjustment will be equal to or better than such position prior to approval of the lot line adjustment, because the parcels as adjusted will meet the minimum parcel size in the Residential Rural land use category and the parcels will be more equal in size.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.

CEQA Exemption

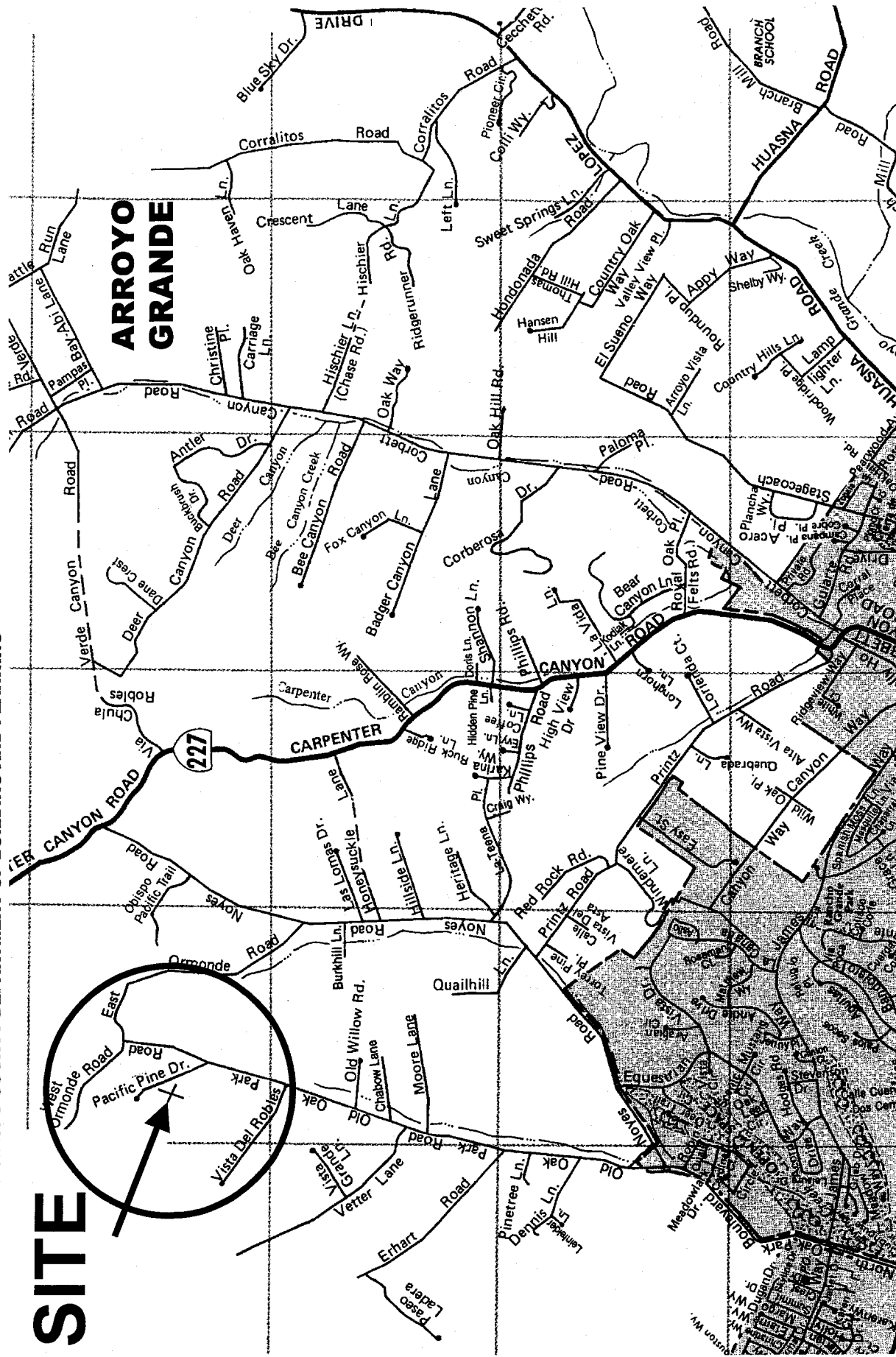
- D. The project qualifies for a Categorical Exemption (Class Five) pursuant to CEQA Guidelines Section 15303 because the project is a minor lot line adjustment that does not result in any changes to land use density, the site is located on slopes less than 20 percent and does not contain significant fish or wildlife habitat.

CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title reports must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title reports to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action

SITE

ARROYO GRANDE



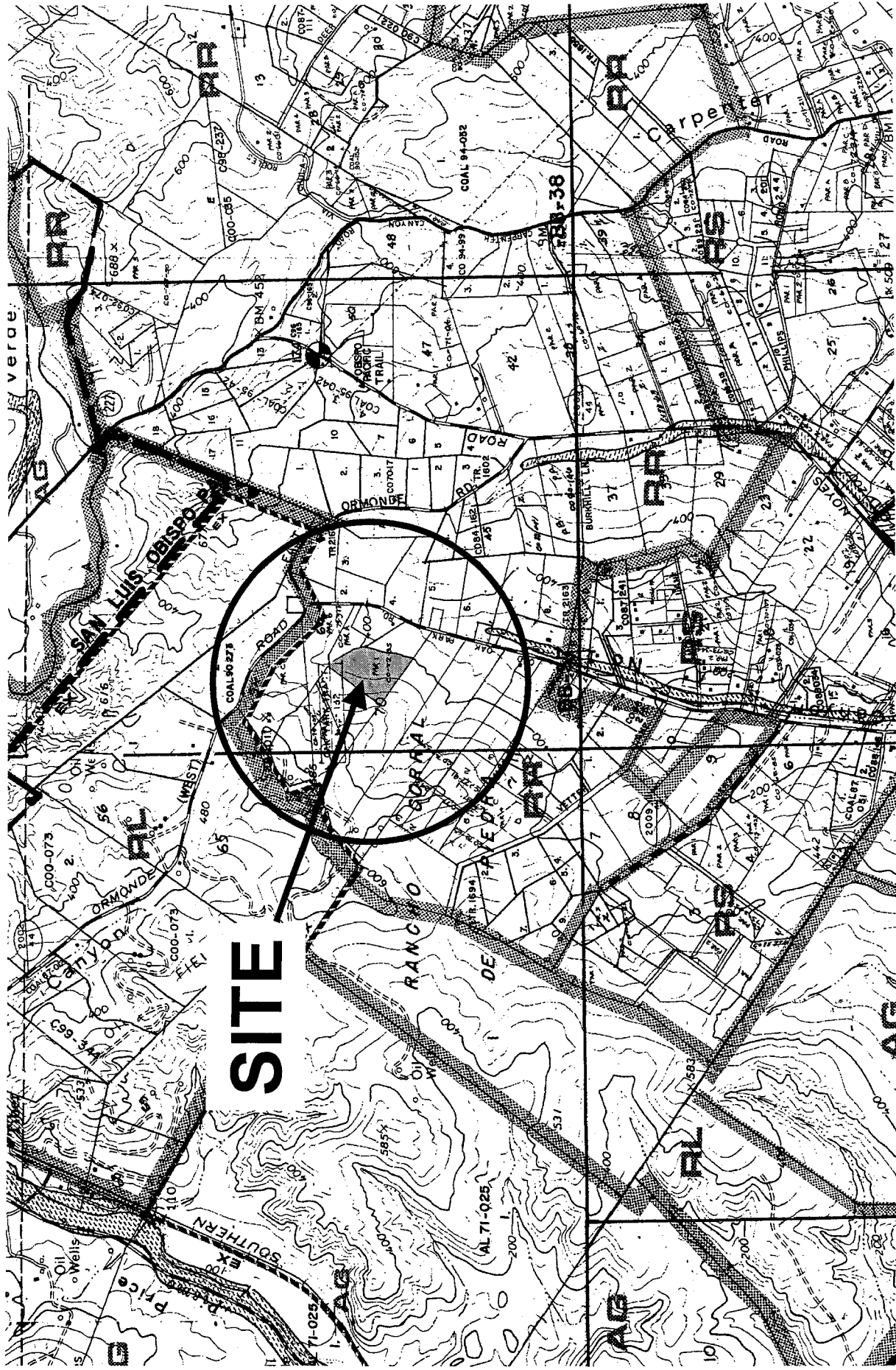
PROJECT

Lot Line Adjustment
Ames SUB2004-00268

EXHIBIT

Vicinity Map





PROJECT

Lot Line Adjustment
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EXHIBIT

Land Use Category Map





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EXHIBIT

Aerial Photo

